

TOWN OF SULLIVAN PLANNING BOARD – JUNE 6, 2017 – PUBLIC HEARING
RICHARD ROBINSON – 2079 ROUTE 31, CANASTOTA- CNY POWER SPORTS- SLB
10.58-1-31

The hearing was opened by Frank Park. The secretary read the notice as published in the Oneida Dispatch.

Present: Dave Allen, Sherry Menninger, John Ceresoli, Paul Jasek, Frank Park, Phil Costanzo and John Langey, atty.

No one spoke for or against this special use permit for the sale of motor sport vehicles.

A motion was made by Paul Jasek and seconded by Dave Allen to close the hearing. All in favor.

REGULAR MEETING OF THE TOWN OF SULLIVAN PLANNING BOARD – June 6, 2017

The regular meeting of the Town of Sullivan Planning Board began at 7:00PM

Present: Frank Park, David Allen, Sherry Menninger, John Ceresoli, Paul Jasek, Phil Costanzo, and John Langey, atty.

A motion was made by John Ceresoli and seconded by Sherry Menninger to accept the minutes for May 2, 2017 minutes. All in favor.

RICHARD ROBINSON – 2079 ROUTE 31, CANASTOTA- CNY POWER SPORTS- SLB
10.58-1-31

The Board found no problem with this special use permit for the sale of sports vehicles.

A motion was made by Dave Allen and seconded by Sherry Menninger to declare the Town of Sullivan Planning Board lead agency for the SEQR process and based on the SEQR review make a negative declaration to the SEQR and granted approval to the special use permit with the following conditions: 1) hours are by appointment only, 2) only 14 vehicles on display at one time, 3) display areas should be noted on Mr. Robinson's plans and 4) no exterior lighting. All in favor. The motion passed.

JEFF TAYLOR – THE WILD – LAKEPORT ROAD, CHITTENANGO

Jeff Taylor and his attorney, Mr. James Roman, appeared before the Board to discuss the creating of a PDD on an existing parcel of land owned by Mr. Taylor for seven years. Maps have been prepared.

The Town Board introduced a local law that would rezone the entire parcel as a PDD (Planned Development District). The Town Board asked the Planning Board to review this PDD and make a recommendation to the Town Board. Mr. Park explained a PDD to the audience.

Mr. Langey, Town atty, reviewed Mr. Taylors setup and how the PDD works . The signage Mr. Taylor currently has will be discussed. Parking was addressed. No detail on outdoor lighting. Should the lighting be enhanced to keep light on the property only? Mr. Taylor stated that all lighting is kept within the property. Trees block out the lighting on three sides.

He has lighting attached to a pole to light up the parking lot. There is adequate lighting for evening events. Fencing was addressed to protect visitors and animals. Hours of operation were addressed.

Mr. Taylor's map was presented to the Board. There are no dimensions on his map. That needs to be rectified. The road widths need to be delineated. The fire lanes need to be marked. They need perimeter dimensions.

Mr. Roman does not feel that what Mr. Taylor has built is fundamentally different than what he asked for in 2010..

Mr. Langey will prepare a letter to be submitted to the Town Board. (A copy of the letter is attached to the minutes.

A motion was made by Sherry Menninger and seconded by Dave Allen to allow Frank Park to sign off on the letter that will be submitted to the Town Board. All in favor.

PDD – BROWN PROPERTY – ROUTE 31 – FORMER GOLF COURSE AND HOME

Mr. Brian Mathey appeared before the Board to discuss the formation of a PDD (Planned Development District) to use the 103 acre golf course to allow a residence and a landscaping facility – using the clubhouse, and a garage. The clubhouse will be used as a home. They will be using only the current footprint. They will be adding a deck.

Two structures will be built 700' off Route 31, one will be 40' x 50 "cover all building" and the second will be 60' x 100' pole barn for storage of equipment. There is no public access to this business, no signage. The structures will be screened by large trees from Route 31.

The Board would like the owner to check with the DOT regarding the driveway and the road.

This is a gravel driveway.

There will be two lot line adjustments made that will appear on the map.

They will return to the July 11th meeting.

SUN CHEVY – LAKEPORT ROAD – SITE ADDITION – SITE LAYOUT PLAN – LOT #2

Brian Bouchard, CHA consulting – appeared before the Board – to subdivide the parcel located to the East of lot #1. Sun Chevy could make an easement to solve the problem of a land locked parcel. This is a non-realty subdivision as there is no public access to this parcel. There are two owners that abut the back of this property. They would like to have lot #2 graveled and fencing along the eastern boundary to give them extra room. The boundary on the northern side would coincide with the building on Lot #1. The ditches will be cleaned and re-graded. There will be no additional lighting.

A motion was made by John Ceresoli and seconded by Paul Jasek to schedule a public hearing for July 11, 2017 at 6:45PM. for a revision of Sun Chevy's special use permit application

A motion was made by John Ceresoli and seconded by Paul Jasek to adjourn the meeting at 8:30PM. All in favor.

Respectfully submitted.